



## MINUTES OF THE SOUTH OGDEN CITY SPECIAL COUNCIL MEETING

THURSDAY, NOVEMBER 2, 2017 – 6:00 P.M.  
EOCROOM, CITY HALL

### COUNCIL MEMBERS PRESENT

Mayor James F. Minster, Council Members Sallee Orr, Russell Porter, Bryan Benard, and Brent Strate

### COUNCIL MEMBERS EXCUSED

Adam Hensley

### STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Doug Gailey, and Recorder Leesa Kapetanov

### CITIZENS PRESENT

Tammy Montague, Agustina Rifleman, Robert B. Johnson, Clayton Monahan, David Devlin, Adrienne Brown, Robert Higgs, Leon Tillett, Terry Tillett

**Note: The time stamps indicated in blue correspond to the audio recording of this meeting which can be found by clicking <https://www.utah.gov/pmn/files/345642.mp3>. You can also request a copy of the recording from the South Ogden City Recorder's office.**

## I. OPENING CEREMONY

### A. Call To Order 00:00:00

Mayor Minster called the meeting to order at 6:03 pm and called for a motion to convene.

**Council Member Porter moved to convene as the South Ogden City Council in a special council meeting. The motion was seconded by Council Member Benard. In a voice vote Council Members Orr, Porter, Benard, and Strate all voted aye.**

### B. Prayer/Moment Of Silence

The mayor led everyone in a moment of silence. 00:00:30

### C. Pledge Of Allegiance

Council Member Strate led the Pledge of Allegiance. 00:01:00

## II. CONSENT AGENDA

### A. Declaring Certain Items as Surplus to the City's Needs

- B. Set Date for Public Hearings (November 21, 2017 at 6 pm or as soon as the agenda permits) to Receive and Consider Comments on the Following Items:**
- 1. Possible Projects for Which the City May Apply For Under the Community Development Block Grant (CDBG) Small Cities Program**
  - 2. Proposed Amendments to the FY2018 Budget**

Discussion: 00:01:30

Motion: 00:03:15

**Council Member Porter moved to approve the consent agenda, followed by a second from Council Member Orr. The voice vote was unanimous in favor of the motion.**

### **III. DISCUSSION/ACTION ITEMS**

**C. 40<sup>th</sup> Street Report**

Staff Overview: 00:03:40 Note: Brad Jensen and Jory Wahlen, Wasatch Civil Engineering, and Clayton Monahan, Granite Construction, were on hand to help with the overview and answer questions from the council.

Discussion: 00:16:10

**A. Presentation of Parks Master Plans – Mark Vlasic**

Discussion on Dog Park:  
00:34:04

Presentation/Discussion:  
00:42:37 Note: Mr. Vlasic made a PowerPoint presentation (Attachment A) and gave the council a handout (Attachment B.)

**B. Discussion and Direction on Parks Master Plans**

01:50:38

**C. Discussion on South Ogden Days**

02:21:43

Discussion on RAMP Grant Application for South Ogden Days and Junior High Restroom

03:33:36

### **IV. ADJOURN**

At 9:57 pm, Mayor Minster called for a motion to adjourn. 03:54:38

**Council Member Benard moved to adjourn, followed by a second from Council Member Strate. All present voted aye.**

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Council Special Work Session held Thursday, November 2, 2017.

  
Leesa Kapetanov, City Recorder

January 2, 2018  
Date Approved by the City Council

## ATTACHMENT A

Presentation Given by Planner Mark Vlasic

Preliminary Master Plan Concepts for  
Burch Creek Park and Club Heights Park

SOUTH OGDEN, UTAH



## BURCH CREEK PARK

A Quintessential Neighborhood Park  
- on Steroids

Burch Creek Park



Example Images

Legend

Description



- 1 Soccer Field (Grass)
- 2 Soccer Field (Artificial)
- 3 Small Shelter
- 4 Hill Climb Play Feature
- 5 Fitness Station (Typ.) - 7 total
- 6 Lobby/Well on top of hill
- 7 Sledding Hill
- 8 Medium Pavilion
- 9 Playground
- 10 Entry Plaza with Tunnel Water Feature, Small Shelter, and Restrooms
- 11 Pickle Ball Courts - 8 total
- 12 Stormwater Retention Pond



## Lower park / launching point



Pavilions, restrooms and shelters



Creative Play Opportunities

## Lower park / launching point



Runnel Water feature at the Entry Plaza – a simple and easy

# The Hilltop

Multiple ways to access and participate



Hillclimb Play

# The Hilltop

Multiple ways to access and participate



Stairs and Ramps

# The Hilltop

Multiple ways to access and participate



On the Top – exercise / walk / contemplate

## School Site

Sports Fields and Open Fields



To (artificial) turf or not?

# BURCH CREEK PARK

## Key Considerations

- **Parking/access – from school site only?**
- **Artificial turf field**
  - Is the right location for major events?
  - Impacts on neighborhood – traffic, lighting, sounds
  - Is it big enough for a major destination park
  - Does it conflict with quintessential neighborhood park concept?
  - Is Weber School District on-board?
  - If this is the direction, should we re-design as a central focus of the school portion, with small practice fields on either end (one competition field only, centered on the site)?



# CLUB HEIGHTS PARK

## Option 1 – Water Sport Training Park

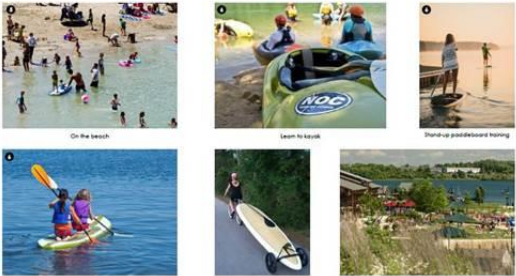


# Club Heights Park - Option 1: Water Sport Training Park



Parks Master Plan - Preliminary Concepts  
November 2, 2017

### Example Images



### Legend

- 1 Switchback trail to Lower Park
- 2 Secondary Paths
- 3 Beach Pavilions/Shelters
- 4 Entry Plaza with small shelter, restrooms, and entry feature sculpture
- 5 Sand Beach
- 6 Pond
- 7 Fored walk/edging
- 8 Watercraft Launch/Natural Play Area
- 9 Pond Mechanical Shed
- 10 Maintenance shed

### Description

This option illustrates the conversion of this flat site into a unique water training park, suitable for beginner and advanced to learn the basics of kayaking, canoeing, stand-up paddleboarding and other water activities. The shoreline is a mix of natural and man-made, and will require the use of submerged work to provide adequate depth for the activities. A large beach, watercraft launch and natural play area, and a paved walkway will be located along the northern edge of the pond, providing a unique beach experience. A small entry plaza with a pavilion and restroom are located adjacent to the parking on which is located a small park. The beach is lined by numerous shade umbrellas and shelter, which will be a unique and attractive feature to the site. A new watercraft pathway provides a paved trail that runs down the steep slope that separates this park from the existing park to the north. The for southwest corner of the site provides a good location for the pond waterworks, and a maintenance yard for park staff is located in the far northwest corner.

It should be noted that a park of this nature is likely to be very popular, which will require a careful assessment of parking needs and traffic impacts on existing residences. Other details to be carefully considered as the park design is refined is a realistic assessment of the viability of using Ogden water for the pond, health department requirements for pond access, and the small size of the site.



### Legend

- 1 Switchback trail to Lower Park
- 2 Secondary Paths
- 3 Beach Pavilions/Shelters
- 4 Entry Plaza with small shelter, restrooms, and entry feature sculpture
- 5 Sand Beach
- 6 Pond
- 7 Fored walk/edging
- 8 Watercraft Launch/Natural Play Area
- 9 Pond Mechanical Shed
- 10 Maintenance shed



## Lower park / launching point



Creative Play Opportunities

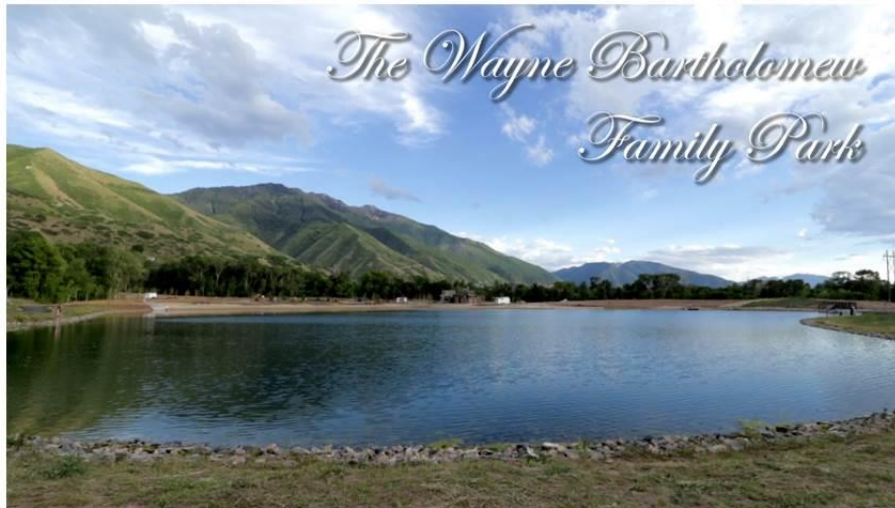


## CLUB HEIGHTS PARK

### Considerations for Option 1 – Water Sports Training

- **Size Limitations**
  - Is it big enough?
- **Engineering and Mechanical Reality Check**
- **Health and Safety/ Risk Management for Open Water Body**
- **Environmental/ Water Use / Drainage Concerns**
- **Parking and Traffic Impacts and Realities of a Regional Park**
- **Golf Course Option -**
  - Pros and cons of Selling a Portion of the Site
  - Will anything of significance as a park be left?
  - Is it better to transfer the entire site?

## SIZE LIMITATIONS



## SIZE LIMITATIONS



## SIZE LIMITATIONS



## SIZE LIMITATIONS



# CLUB HEIGHTS PARK

## Option 2 – Oasis Park

### Club Heights Park - Option 2: Oasis Park



Parks Master Plan - Preliminary Concepts  
November 2, 2017

#### Example Images



#### Legend

- 1 Switchback trail to lower park
- 2 Entry Plaza with entry feature sculpture, Medium Pavilion, and Restrooms
- 3 Sloping Landform Mounds
- 4 Small shelter/special node
- 5 "Wasatch Mountains" - water source
- 6 "Birch Creek" - water play
- 7 "Great Salt Lake" - splash pad/Water features
- 8 Play nodes
- 9 Splash Pad Mechanical shed
- 10 Maintenance shed

#### Description

This option illustrates the conversion of this site into an "oasis park" highlighted by a naturalistic, linear splash pad that tells the story of Birch Creek - from its mountain source to the Great Salt Lake terminus. The splash pad begins near the western portion of the site, the meandering stream punctuated by low hills, sandbars and crossings, together recreating the natural conditions of the stream channel. The route of the stream streamlines is rocky and natural, eventually flowing out to the Great Salt Lake shoreline. This idea that is dynamic and unexpected, with themed water toys and choreographed jets providing an engaging terminus to the flow of water.

A small entry plaza with a pavilion and restroom are located adjacent to the parking lot, which is accessed via Rammer Drive. A series of winding pathways provide access into the site from the plaza, with small hills, natural play features, environmental art and sculpture elements. These small playgrounds are interspersed along the route, enhancing the play value of the site with nature-themed play opportunities. The entire site is heavily landscaped with trees. Bark mulch is the dominant ground surface around the splash pad, enhancing the natural, wooded feel.

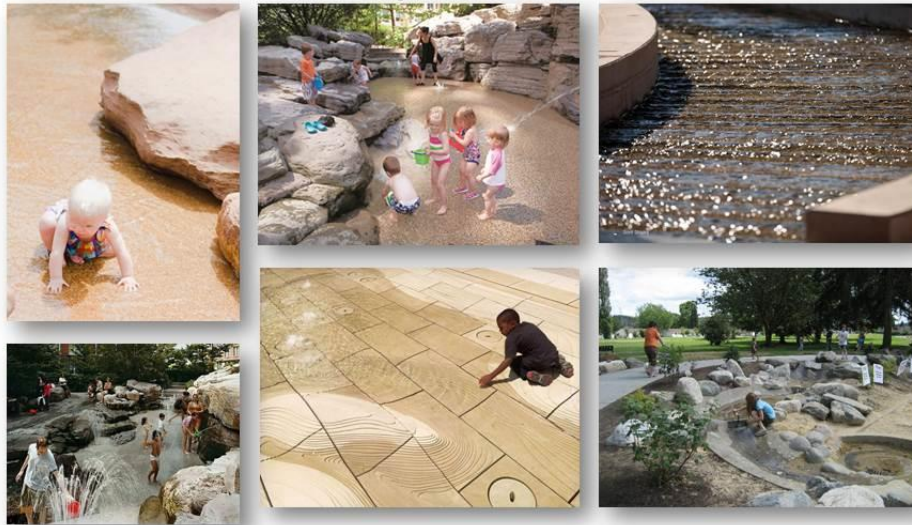
The far southwest corner of the site provides a good location for the splash pad pumps and filter and a maintenance shed for park staff is located in the southwest corner.

It should be noted that a park of this nature is likely to be very popular, which will require a careful assessment of parking needs and traffic impacts on the existing neighborhood. Other details to be carefully considered as the park design is refined is a realistic assessment of the viability of using irrigation water for the ponds, team department requirements for pond access, and the small size of the site.





## Burch Creek Splash Pad



## Burch Creek Splash Pad



## CLUB HEIGHTS PARK

Considerations for Option 2 – Oasis Park

- **Engineering and Mechanical Costs**
- **Maintenance and Operating Costs and Commitments**
- **Health and Safety/ Risk Management for Splash Pads**
- **Parking and Traffic Impacts and Realities of a Splash**
- **Golf Course Option -**
  - Pros and cons of Selling a Portion of the Site
  - Will anything of significance as a park be left?
  - Is it better to transfer the entire site?
- **Unexplored Option -**
  - **Bicycle Skills Development Park**
    - Less expensive but can be unsightly and generate noise/dust/dirt
    - Park is not on a bike route, which is typically a basic consideration for locating a park of this type

## GOLF COURSE OPTION



## GOLF COURSE OPTION



# UNEXPLORED OPTION

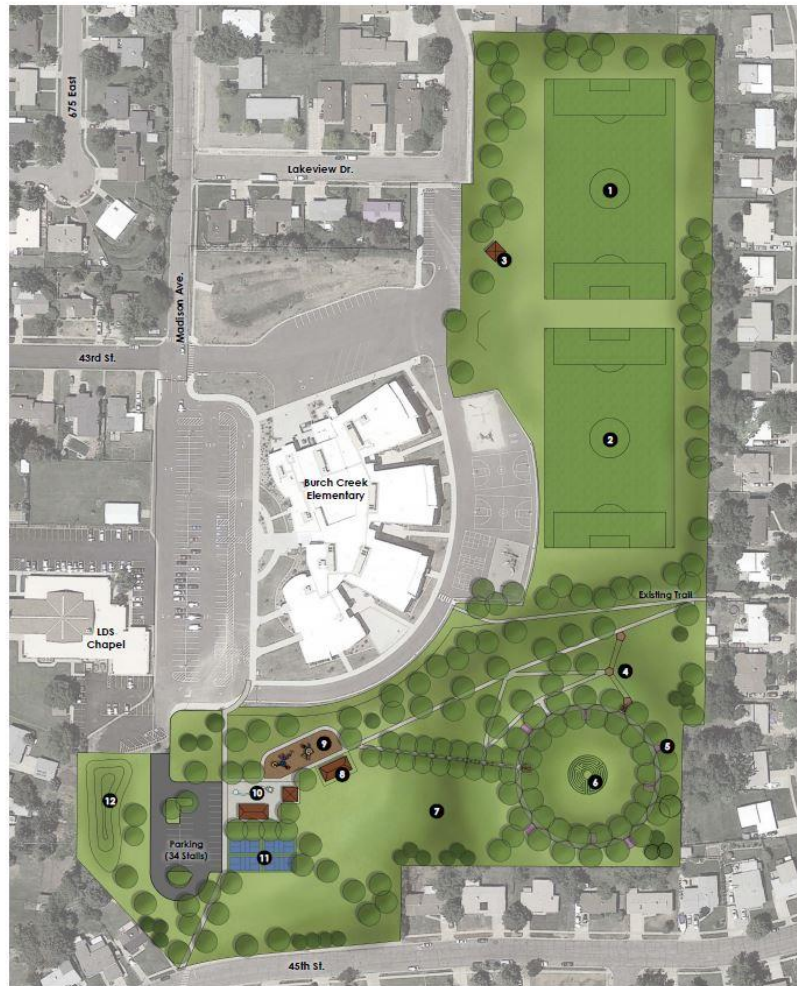
## Bike Skills Park



## ATTACHMENT B

Handouts from Planner Mark Vlasic

# Burch Creek Park



Parks Master Plan - Preliminary Concepts  
November 2, 2017

## Example Images



Hill climb playground from top



Giant slide provides quick exit from top of hill



Hill climb playground from bottom of hill - note end tower at top of hill



Circular fitness trail on hilltop



Hilltop labyrinth



Circle of trees define the top of the big hill



Sledding hill is maintained and enhanced



Creative playground near entry plaza



Playground for smaller kids near entry plaza



Runnel Water Feature (Option 1)



Runnel Water Feature (Option 2)



Runnel Water Feature (Option 3)

## Legend

- 1 Soccer Field (Grass)
- 2 Soccer Field (Artificial)
- 3 Small Shelter
- 4 Hill Climb Play Feature
- 5 Fitness Station (Typ.) - 7 Total
- 6 Labyrinth on Top of Hill
- 7 Sledding Hill
- 8 Medium Pavilion
- 9 Playground
- 10 Entry Plaza with Runnel Water Feature, Small Shelter, and Restrooms
- 11 Pickle Ball Courts - 8 Total
- 12 Stormwater Retention Pond

## Description

A quintessential Neighborhood Park (on steroids), the design responds to the steep, hilly site and strong landforms. The tall hilltop becomes a primary destination and play/exercise station, while its function as a popular sledding hill is maintained.

A small entry plaza adjacent to a 66-stall parking lot serves as the starting point for the hilltop journey, providing easy access to restrooms. The entry plaza includes a linear water feature, two pavilions, a creative playground for smaller children and eight pickleball courts. A stormwater retention pond is located at the western perimeter of the site beyond the parking lot and well away from active park areas.

The long, linear concrete path currently located on the site is maintained as the primary pathway, tracing the lower slopes of the steep hill from east to west. The path provides access to the eastern extents of the park from the plaza and links with a neighborhood "shortcut", and multi-purpose fields to the north. The prominent, steep slopes of the hill can be reached in multiple ways: along a dramatic and steep stairway, by an accessible double-switchback pathway, and "through the air" as part of an elevated playground feature.

Simple enhancements to the top of the hill transform it into a destination unto itself, where a range of active and passive activities are located. The crown of the hill is demarcated by a circular path, which is demarcated by a double row of large shade trees. A series of outdoor "training nodes" are evenly dispersed along the arc of the path, providing opportunities to exercise and train while enjoying hilltop views. The top of the stairway is marked by a unique tower/shelter, and a large labyrinth is located at the center of the hill, providing a place for contemplation. The traditional winter sledding hill is maintained, with loose groves of trees and shrubs defining the edges of the park.

While the fence dividing the park and school yard is maintained, a new access point is opened near the east edge of the park, providing access between the two areas. Two full-size multi-purpose fields are sited on the school grounds, with the southernmost earmarked for artificial turf. A small pavilion links the school grounds with the architecture of the park, helping to link the two sites into a single outdoor space.



# Club Heights Park - Option 1: Water Sport Training Park

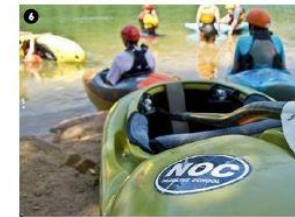


Parks Master Plan - Preliminary Concepts  
November 2, 2017

## Example Images



On the beach



Learn to kayak



Stand-up paddleboard training



## Legend

- 1 Switchback Trail to Lower Park
- 2 Secondary Paths
- 3 Beach Pavilions/shelters
- 4 Entry Plaza with small shelter, Restrooms, and Entry Feature Sculpture
- 5 Sand Beach
- 6 Pond
- 7 Paved Walk/Edging
- 8 Watercraft Launch/Natural Play Area
- 9 Pond Mechanical Shed
- 10 Maintenance shed

## Description

This option illustrates the conversion of this flat site into a unique water training park, suitable for beginners and novices to learn the basics of kayaking, canoeing, stand-up waterboarding and other water activities. The kidney-shaped pond is small, and will require the use of submerged walls to provide adequate depth for the activities envisioned. A large beach, watercraft launch and natural play area demarcate the northern edges of the pond, providing a unique beach experience. A small entry plaza with a pavilion and restroom are located adjacent to the parking lot, which is accessed via Palmer Drive. The beach is lined by numerous shade cabanas and shelters, which lend a whimsical and animated feel to the site. A new switchback pathway provides a pedestrian link down the steep hillside that separates this park from the existing park to the north. The far southwest corner of the site provides a good location for the pond waterworks, and a maintenance yard for park staff is located in the far northwest corner.

It should be noted that a park of this nature is likely to be very popular, which will require a careful assessment of parking needs and traffic impacts on existing residences. Other details to be carefully considered as the park design is refined are a realistic assessment of the viability of using irrigation water for the pond, health department requirements for pond access, and the small size of the site.



## Club Heights Park - Option 2: Oasis Park



Parks Master Plan - Preliminary Concepts  
November 2, 2017

### Example Images



Naturalistic splash pad tells the journey of Burch Creek from the Wasatch Mountains to the Great Salt Lake



Art and sculpture enhance the oasis feel



Creative play opportunities abound



Play node (Option 1)



Play node (Option 2)



Play node (Option 3)



Play node (Option 4)



Natural Play features enhance the setting



### Legend

- 1 Switchback trail to Lower Park
- 2 Entry Plaza with Entry Feature sculpture, Medium Pavilion, and Restrooms
- 3 Sloping Landform Mounds
- 4 Small Shelter/Special Node
- 5 "Wasatch Mountains" - Water source
- 6 "Burch Creek" - Water Play
- 7 "Great Salt Lake" - Splash Pad/Water Terminus
- 8 Play nodes
- 9 Splash Pad Mechanical Shed
- 10 Maintenance shed

### Description

This option illustrates the conversion of this flat site into an "oasis park" highlighted by a naturalistic, linear splash pad that tells the story of Burch Creek - from its mountain source to the Great Salt Lake terminus. The splashpad begins near the western portion of the site, the meandering stream punctuated by low hills, woodlands and clearings, together recalling the natural conditions of the stream corridor. The route of the stylized streamway is rocky and natural, eventually flattening out at the Great Salt Lake lakeshore. The lake itself is dynamic and unexpected, with themed water toys and choreographed jets providing an engaging terminus to the flow of water.

A small entry plaza with a pavilion and restroom are located adjacent to the parking lot, which is accessed via Palmer Drive. A series of looping pathways provide access into the site from the plaza, with small hills, natural play features, environmental art and sculptural elements. Three small playgrounds are interspersed along the route, enhancing the play value of the site with nature-themed play opportunities. The entire site is heavily landscaped with trees. Bark mulch is the dominant ground surface beyond the splash pad, enhancing the natural, woody feel.

The far southwest corner of the site provides a good location for the splash pad pumps and filters and a maintenance yard for parks staff is located in the southwest corner.

It should be noted that a park of this nature is likely to be very popular, which will require a careful assessment of parking needs and traffic impacts on the existing neighborhood. Other details to be carefully considered as the park design is refined a realistic assessment of the viability of using irrigation water for the pond, health department requirements for pond access, and the small size of the site.

